

# GUIDEBOOK

# TALKING WATER NATURE RETREAT

Chattanooga, Tennessee



# TALKING WATER NATURE RETREAT



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## About the property

**Talking Water Nature Retreat is a family-owned & family-operated getaway nestled on 82 forested acres of Chattanooga's stunning Suck Creek Mountain.**

**Born from our love of hosting guests and creating a welcoming atmosphere, we combined our passion for construction with a deep commitment to sustainability. The result? Four eco-friendly, handbuilt cabins that feature a unique and playful use of materials, designed to bring joy to everyone who visits.**

**All four cabins are available for rent individually or collectively, with a central communal space where guests can relax, connect, and share experiences.**

**Explore the scenic trails, unwind in nature, and enjoy the peaceful surroundings at Talking Water Nature Retreat.**

**Welcome to Talking Water!**

**6405 Suck Creek Road, Chattanooga, TN 37405**



# COMMUNICATION

Hosting is our passion, and we cherish the connections we make with our visitors. How cool is it that we get to make the space where lifelong memories are formed? Thank you for entrusting us with that privilege.

We are at Talking Water every day. See us around? Come say hi!

We try to honor guests' privacy, but we love to get to know anyone who wants to chat! We are happy to answer any design / construction / future plans questions!

Warmly,

**SUCH & SONNER FAMILY**

## HICCUPS

Our 1st house rule is Assume the Best Intent. If we have not met your expectations in any way, it is not intentional.

Please let us know where you see a need for improvement. Talking Water is our passion & we love sharing it with our guests, including you.

## contact info

Bobbie Such, Director

Email: [Bobbie@TalkingWaterTN.com](mailto:Bobbie@TalkingWaterTN.com)

Phone: 423-713-3641

*On-platform messaging is the most efficient way to reach us. We have four young children, and to be fully present with them, there are times when non-work-related calls or texts may go unanswered. Using the messaging feature on your booking platform ensures that your communication is prioritized and received promptly.*

Last-resort contacts:

James Such: (850) 545-1538

Karen Sonner: (978) 394-6792



## emergency info

- **Police, non-emergency:** (423) 698-2525
- **All Safety Emergencies:** 911
- **Erlanger Baroness Hospital** (downtown), 975 E. 3rd Street, (423) 778-7000



# ESSENTIAL INFORMATION



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## TIME ZONE

Talking Water is in Chattanooga & most of our guests spend their travel time downtown. Therefore, we use Eastern Standard Time like the rest of the city. **Please lock the timezone on your phone** to avoid switching between EST & CST.

## CHECK-IN

4pm Eastern / 3pm Central

Your personal door code will be sent when your cabin is ready.

\*we never guarantee early check-in, but we always message when we are done cleaning.

## CHECK-OUT

11am Eastern / 10am Central

## LOCATION

Make it easy on yourself and just click this [link](#) or type in "Talking Water Nature Retreat" on Google Maps.

## MARKETPLACE

Items such as Travel Insurance, Damage Protection, S'mores Kits, Romance Package, Hiking Kits, Pet Fees, Late Check-Outs, Grill Kits, etc may be purchased **up to 24 hours before check-in.**

[MARKETPLACE LINK](#)

If you don't want the items at check-in, you are welcome to purchase them at a later time.

## EXTRA ITEMS

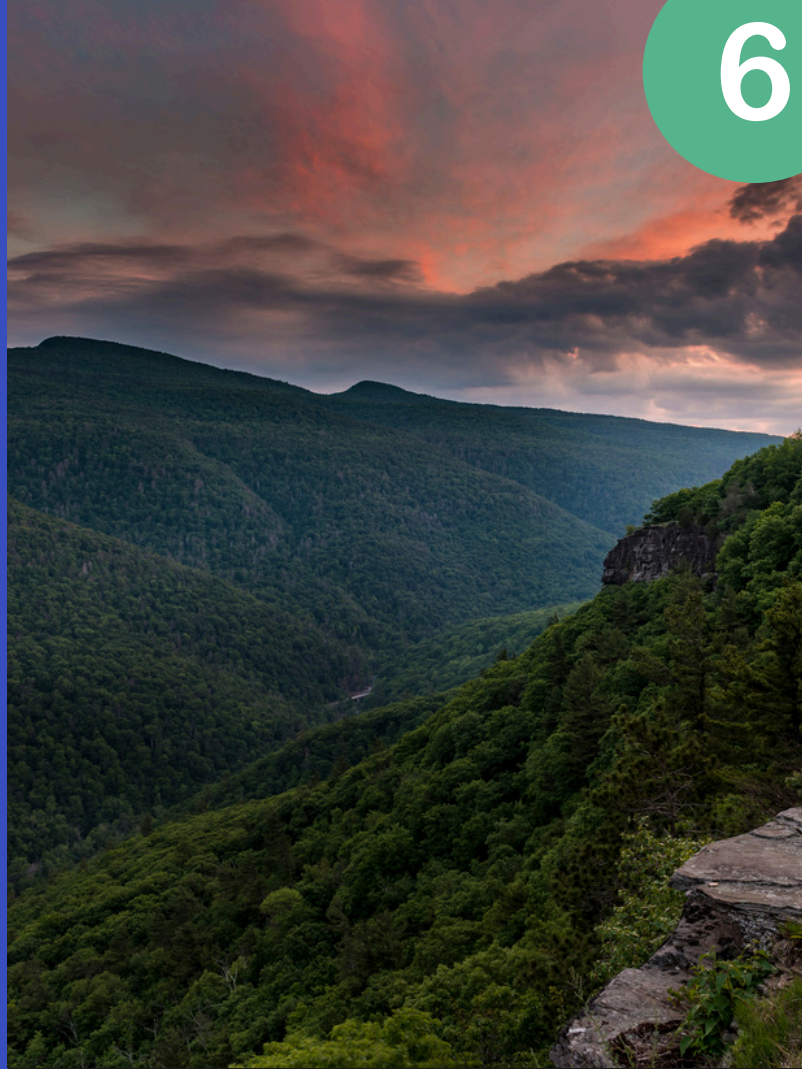
Need a blowdryer, curler, or hair straightener? Dog crate? Highchair, bouncer, pack-n-play, hiking carrier, baby bath, or children's dishes?

All are provided for free, but must be requested 24 hours prior to check-in.

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# CABIN RULES

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- **1. Assume the Best Intent:** We are hosts because we enjoy creating positive spaces. And like you, other guests are here to relax and enjoy themselves. A little kindness goes a long way!
- **2. Treat Talking Water with the care you give your own home.**
- **3. No smoking indoors or within 25 feet of doors/windows.** Please use the outdoor yellow bins for cigarette butts.
- **4. Guest policy:** Only the number of guests in your reservation should spend the night. Let us know about any additional guests (within capacity).
- **5. Parties & noise:** Gatherings should be approved of by hosts beforehand and should stay low-key. Quiet hours are 11 PM–8 AM EST.
- **6. Doors & codes:** Lock doors when away, and don't share the access code.
- **7. Pets:** Approved pets only, fees paid, crated when unattended, and no pets in Blackbird Cabin. Maintain control over & pickup after your pet.
- **8. Respect our belongings:** Damages or missing items may incur a fee unless we've agreed otherwise. Report any issues upon arrival.
- **9. Leave No Trace.**



# THANK YOU!



Talking Water Nature Retreat

SERIOUSLY. WE ONLY INCLUDE THIS BECAUSE WE ARE MADE TO.

Most guests are wonderful, interesting people whom we sincerely enjoy interacting with, in-person and online. It's the reason we do this work.

But industry-wide, there are some bad apples. **Because of this, hosting platforms required us to list potential fees publicly.**

**Please note:** we rarely have to charge any fees and we do not enjoy doing so. Who enjoys conflict? Definitely not us people-pleasers.

A little communication from a guest goes a long way. Break something? Just let us know. Kindness is the best bandaid.

*let's all be a little more like her*



# THIS PART SUCKS

## POTENTIAL FEES:

- Broken or damaged items: replacement value
- Guests above occupancy: \$50 per guest per night
- Extreme Cleaning: \$80 to \$250
- House Rule Violation: \$30-\$50
- Late Check-Out: \$30 at the start of every 15 minutes
- Smoking Indoors: up to \$250
- Littering: \$50
- Unapproved pet: \$100

# CHECK IN PROCEDURE

## Check-In is anytime after 4pm EST / 3pm CST

- We always message guests when we are done cleaning, however we never guarantee early check-in.
- Your check-in message will include a unique door code for your stay. This code will work on your cabin door & the laundry room.

## TIME ZONE

Talking Water is in central time zone "Slow Time" but we operate on "fast Time" like the rest of Chattanooga

- Please use [Google Maps](#) for wayfinding
- Turn in at the "Talking Water" sign - there is a brown sign halfway down the driveway pointing to each cabin.



# PARKING

- Blackbird has 2 marked spaces
- Chickadee has 3-5 unmarked spaces
- Goldfinch has 2 marked spaces
- Whippoorwill has 2 marked spaces

There is capacity for 4 more marked parking spaces and up to 8 more unmarked parking spaces. Use of these spaces requires host approval beforehand



# CHECK OUT PROCEDURE

## Check-Out is before 11am EST / 10am CST

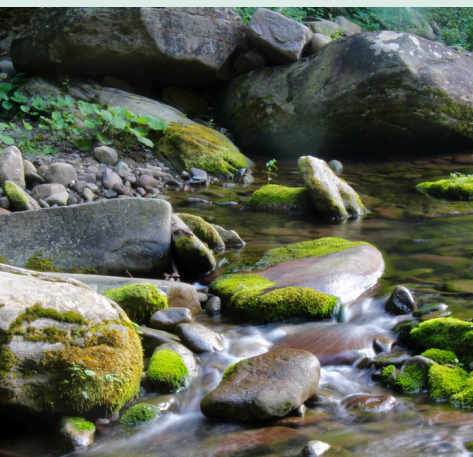
- Late Check-Outs are available for purchase on our website. Please purchase these at least the night prior to checking out.

## LEFTOVER FOODS

If you want to donate unused foods for the next travelers, you may do so by leaving dry goods on the kitchen counters and other items in the fridge

## Check-Out Instructions:

- Please open the blinds (this helps the plants & is less spooky for us to walk into)
- Wash all dishes (it is okay to leave them drying)
- Leave used towels in the tub/shower
- Return items to their original locations
- If you want to shoot us a message letting us know you have checked-out, we always appreciate it!



**CHECK  
IN & OUT**





# MISCELLANEOUS



## THERMOSTAT

- Each cabin operates off a mini-split with a Nest thermostat. This [link](#) will demonstrate how to use the thermostat.
- Please close the doors/windows if you are running the heat/cool! Overwhelming the unit will freeze it.



## FIRES

- Please extinguish all embers before leaving a fire. Water pails are provided at each fire pit.
- Inspected & tagged fire extinguishers are located in each kitchen for emergency use.
- Smokey Bear is watching! Be smart with fire.



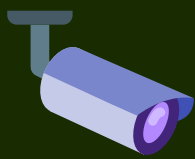
## NOISE

- There is a white noise machine in every cabin. You may here some road noises and/or gunshots from the state forst (there are permitted hunting days).



## PLANTS

- Please don't water the plants! It is generally easier to kill plants by overwatering than it is to under-water them. Feel free to mist the plants at any time! Each cabin has a misting bottle.
- Bonus: please let in sunlight during your stay! The plants enjoy it.



## SECURITY CAMERAS

- It's a bummer, but we have to have security cameras. There are cameras at the entrance to every cabin, along the driveway, inside the laundry room, and outside the pavilion.
- There are no cameras inside the cabins/private spaces.



## TVS & ENTERTAINMENT

- Each cabin has a medium-sized smart-TV. Please remember to log out of the applications.
- Games & puzzles are available in the laundry room.
- Children's toys are located in the grey bin in the pavilion.



## WIFI

- Each cabin has a dedicated wifi network. The passwords are displayed inside each cabin for privacy.

# Traveling with Children

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We love welcoming families! To ensure everyone has a safe and enjoyable experience, we kindly ask our guests to prioritize **safety** and follow **Leave No Trace** principles. We're thrilled to offer a chance to connect with nature, but please keep in mind that being "wild and free" comes with its own unique risks. 😊

**CHILDREN SHOULD BE MONITORED AT ALL TIMES, ESPECIALLY NEAR THE ROADWAYS & TRAILS, ON THE SLIDE, THE CLIMBING EQUIPMENT, AND NEAR ANY ANIMALS.**

## "LEAVE NO TRACE"

"Leave No Trace" means taking care of everything around you—both nature and things people have made—so others can enjoy them too.

**For nature**, it means not picking plants, leaving rocks and sticks where they are, and being kind to animals.

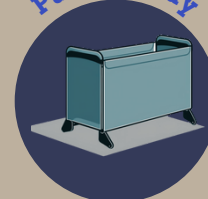
**For man-made items**, it means using them gently, not writing on walls or benches, and putting toys or gear back where they belong. It's all about preserving the world for everyone! 🌍

Please let us know **at least 24 hours prior to check-in** if you would like any of the following in your cabin:

Highchair



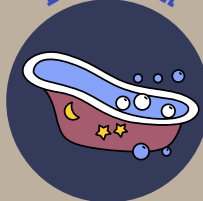
Pack-n-play



Baby Bouncer



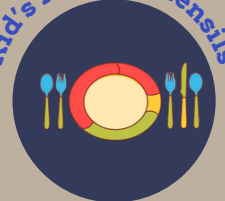
Baby Bath



Hiking Backpack



Kid's Plates & utensils



**Pro Tip:** our cabins are cozy-size, so **only request the items which you are certain to use during your stay!**

## Notes about chickens:

Please stay with your children around the chicken coop! It is important that kids wash their hands before touching their mouths/food after interacting with the chickens.

They also should not climb the coop or open any doors/drawers.

# Traveling with PETS

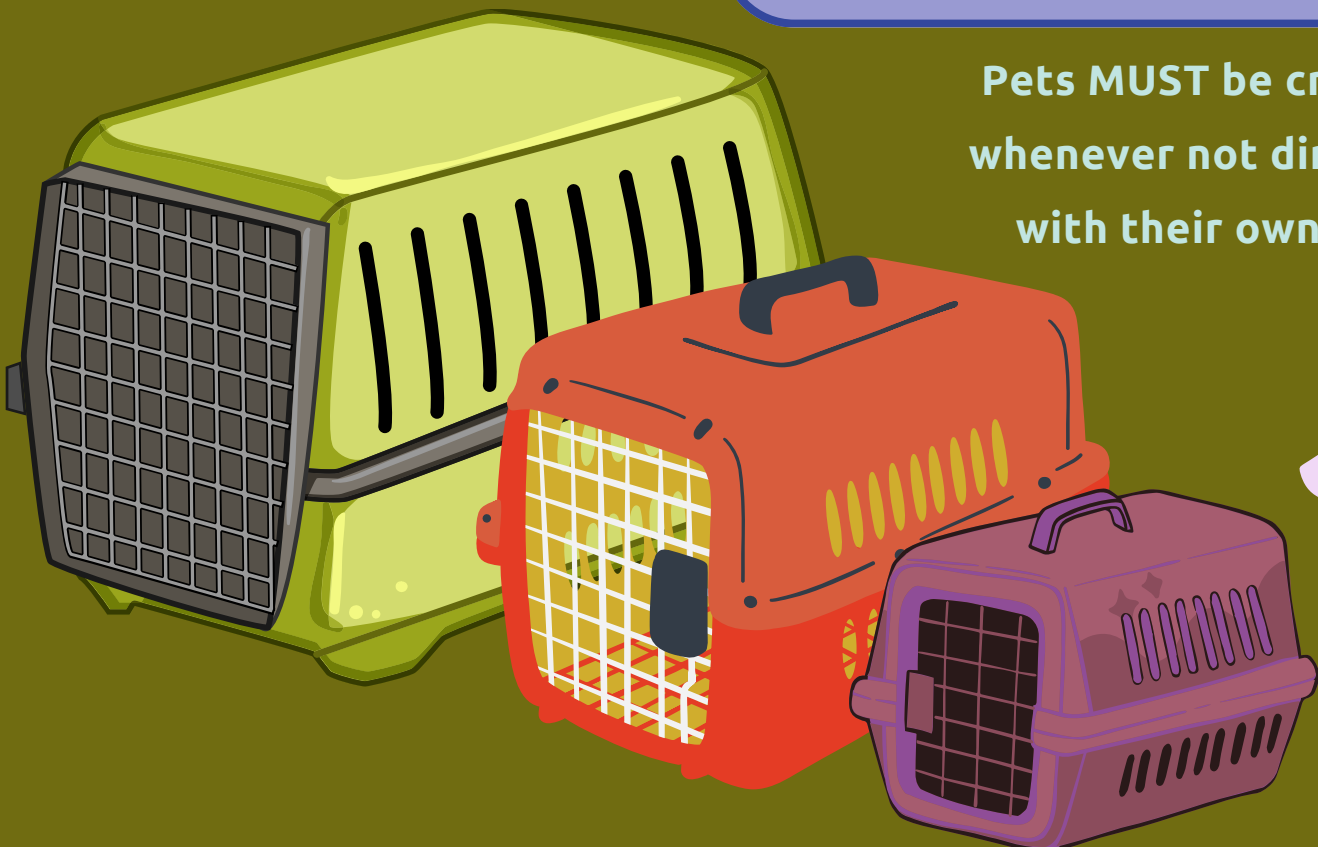


**FROLIC THROUGH THOSE  
WOODS! PLEASE DO!**  
PLEASE ALSO MAINTAIN  
CONTROL OF YOUR ANIMALS  
AND CLEAN UP AFTER THEM

## RULES

- Pets are welcome in Chickadee, Goldfinch, & Whippoorwill Cabin.
- Pets are not allowed in Blackbird.
- All pets must be **disclosed** to hosts and **\$50 pet fee** per pet paid prior to check-in (pet fee is \$100 for undisclosed pets).
- Pets must remain **under control of their owners** at all times & be **crated** whenever separated.
- **Be Courteous** of other humans and animals (wildlife as well as domestic chickens & other dogs).
- **Pick up** after your pets & make sure urination occurs away from cabins/structures.

**Pets MUST be crated  
whenever not directly  
with their owners**



# Sleeping Arrangements

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## Blackbird

### 2 Queen beds on the bunk bed.

- Bottom bunk: 4 king pillows
- Upper bunk: 2 standard pillows

### 1 Twin Daybed on the screened-in porch

- Fitted sheet will already be in place
- Flat sheet will be in the closet

### 2 Hammocks Kits

- Stowed in the closet
- Each kit includes a hammock, straps, & carabiners

### 3 extra blankets & 2 pillows in the closet

## Chickadee

### 1 King bed

- 4 king pillows

### 1 Queen Futon

- Sheet set will be in the closet

### 2 Hammocks Kits

- Stowed in the kitchen trough
- Each kit includes a hammock, straps, & carabiners

### 3 extra blankets & 2 pillows in the closet

## Goldfinch

### 1 King bed

- 4 king pillows

### 3 Sleeper Sofas/Chair

- 2 full sheet sets & 1 twin sheet set will be in the closet

### 2 Hammocks Kits

- Stowed in the closet
- Each kit includes a hammock, straps, & carabiners

### 3 extra blankets & 2 pillows in the closet

## Whippoorwill

### 1 King bed

- 4 king pillows

### 1 Sleeper Sofa

- Sheet set will be in the hope chest

### 2 Hammocks Kits

- Stowed in the hope chest
- Each kit includes a hammock, straps, & carabiners

### 3 extra blankets & 2 pillows in the hope chest

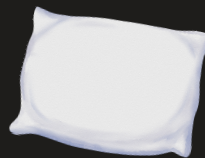
## Provided Linens Always Include:



Prepared main bed, including comforter



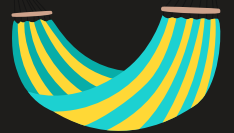
Sheets for all folding beds



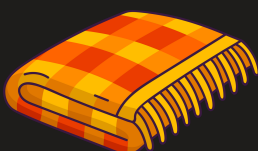
Pillows



Handtowels



2 Indoor Hammocks



3 spare blankets



Washcloths

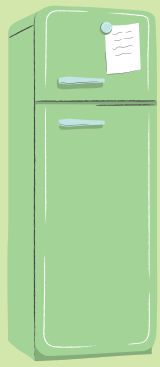


Makeup Towels



8 Turkish bath towels

# Kitchen Amenities Include:



24" Fridge



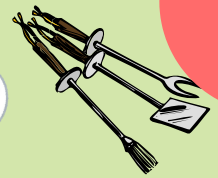
Dishes & Utensils



Cups & wine glasses



Filtered Water Pitcher



Grill Tools



Knife Block



Wine Opener



Pots & Pans



Salt, Pepper, & Oil



24" Oven



Blender



Keurig Coffeemaker



Coffee



Ice Trays



Basic cleaning supplies

Dish soap & sponge



Compost: Please no meats!



Trash Bin, Recycling Bin, & Spare Bags



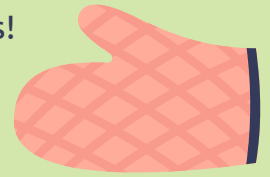
Microwave



Paper towel roll



Can Opener



Oven Mitt

Tip: Load up on groceries at Aldi or Walmart before heading up the mountain. Both are located on Signal Mountain Road, 10 minutes away (you drive past them to get downtown).

# Patio Amenities Include:



Mother Nature!  
Please take care



Firewood



Firepit



Campsite Grill

Grill supplies (charcoal, lighters, lighter fluid, & firestarter) are available for purchase on our marketplace

# Bathroom Amenities

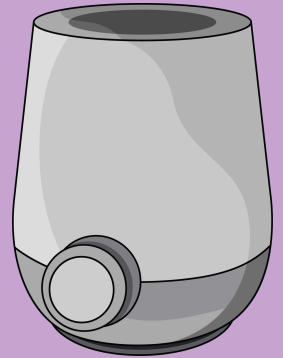
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Shampoo, Conditioner, Body Wash,  
Hand Soap, & Lotion



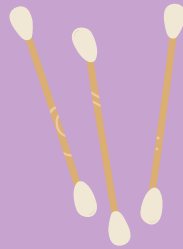
Makeup Mirror



Towel Warmer



2-3 rolls of  
Toilet Paper



Q-Tips



Washcloths &  
Turkish Bathtowels



Scalp Massager  
(outdoor showers)

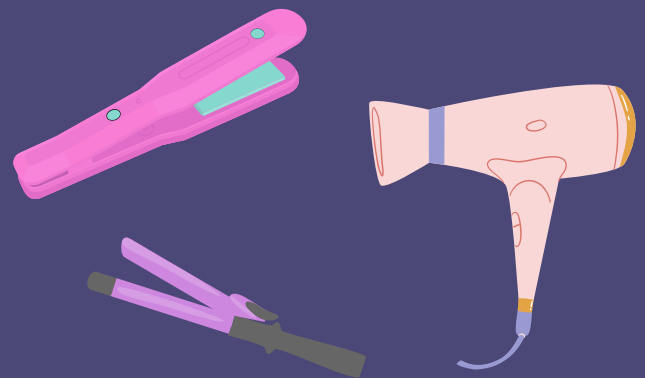
## Bathrooms include:

Shower  
Toilet  
Sink

Outdoor showers are available from  
last winter freeze  
until first winter freeze.

\*\*\*Whippoorwill's outdoor shower  
remains available yearround.

Please request blowdryer, curler,  
and/or straightener **at least 24  
hours prior** to check-in.



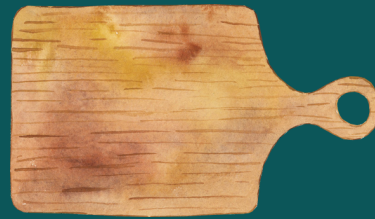
We keep the cabins clutter-free for  
guests who do not want these items.

# Pavilion Amenities Include:



Outdoor kitchen cabinets stocked with serving dishes & eating dishes.  
Electrical griddle with plastic utensils.  
Cups & cleaning supplies.

4 picnic tables.  
1 serving table w. 2 benches.  
4 Adirondack chairs.



Communal firepit  
& firewood.

Pavilion is open to all guests.  
Booking of entire Songbird Village  
reserves private usage.

## Private Events

Current event fees are up to \$200

Weddings  
Bachelor/Bachelorette parties  
Wellness/Yoga Retreats  
Religious Retreats  
Sports Travel  
Family Reunions  
Friend Reunions  
Small Corporate Retreats  
Artist Retreats  
Earthbuilding Workshops

We love hosting  
events! Share your  
idea & we will see if  
we are a good fit!



# Laundry Room



There are 2 washers and 2 dryers available to guests outside of cleaning hours, i.e. from 4pm to 11am.

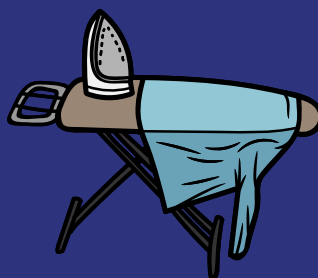
## Provided for guest use:



Detergent



Wool Dryer Balls

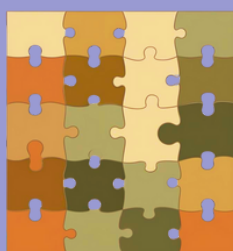


Iron, Ironing Board,  
& Steamer

The same door code for your cabin lets you into the laundry room.




Merchandise is available for sale by the honor system.



## Games & Books







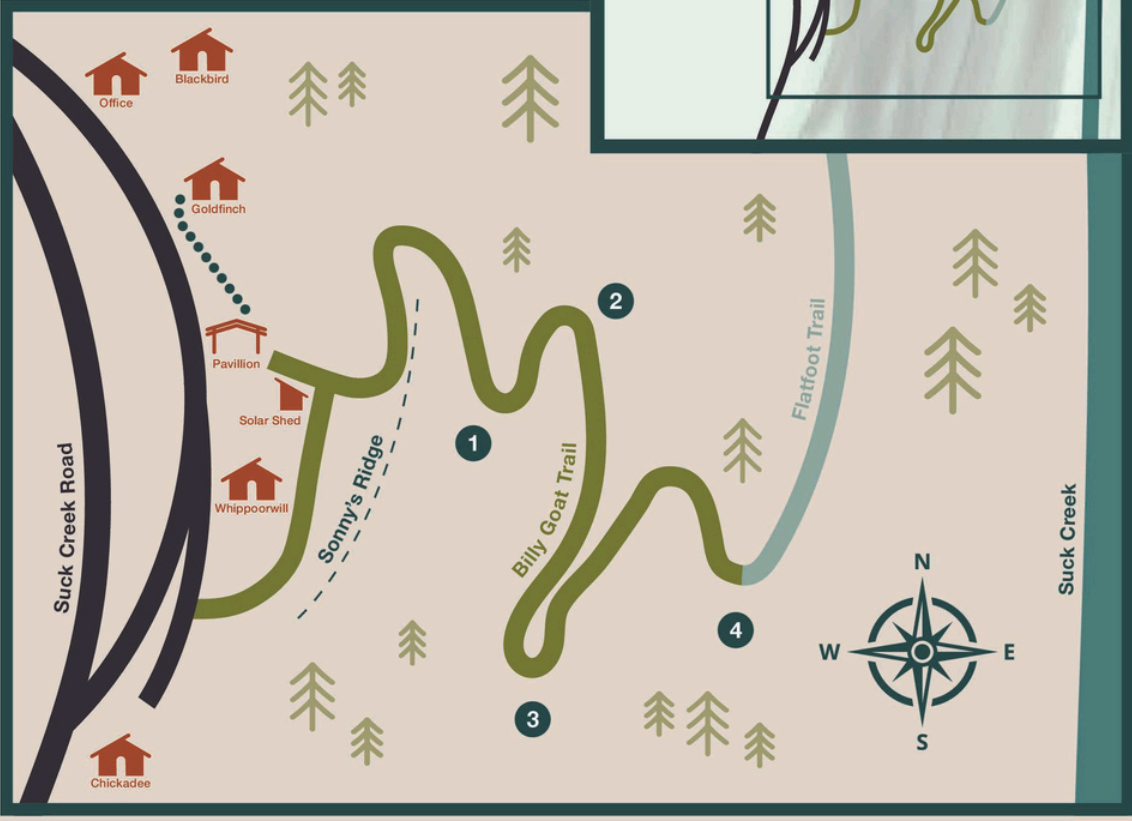
**TALKING WATER**  
NATURE RETREAT

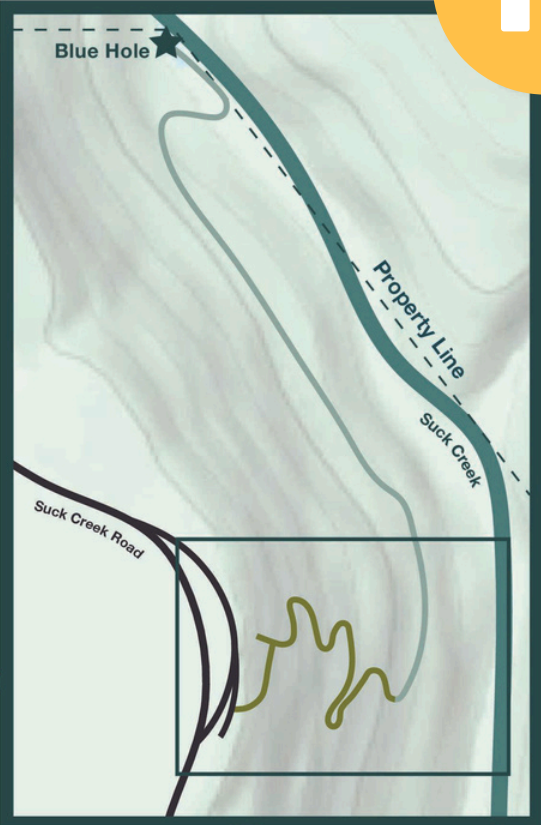
## TRAIL MAP

Legend		
● Waypoint	Cabin	Billy Goat Trail
★ Destination (Blue Hole)	Pavillion	Flatfoot Trail
	Solar Shed	Road

**One-Way:**  
 Distance - 0.9 miles  
 Elevation Gain - 314 ft  
 Billy Goat Trail - 1/4 mi  
 Flatfoot Trail - 1/2 mi

**Scenic Waypoints:**  
 1 - Kelly's Point  
 2 - Fern Gardens  
 3 - Weeping Rocks  
 4 - Chalkboard Rock





- Enjoy our hiking trails! The “Billy Goat Trail” begins beside the Solar Shed, traveling down the mountain. Take a left onto “Flat Foot Trail” to head to the Blue Hole.
- The most challenging sections of the trail are the final descent to the Blue Hole (mossy rocks) & the return up Billy Goat.
- We suggest that you wear closed-toe shoes and bring a drink. And please keep an eye out for snakes! Hiking Kits are available for purchase.

COMING SOON! “Hellbender” Trail is underprogress Winter 2025. Look for an updated trail map soon!

# Wildlife



- Keep children & pets nearby. Do not allow them to run ahead.
- Remain aware of your surroundings & signs of wildlife nearby.
- Stay on the designated paths.
- Make noise while you travel.
- Keep a cell phone on you.



Animals & Humans coexist - and have coexisted - in this region throughout time. However, it is important to remain aware & respectful of wildlife.



Hiking Safety tips by the National Parks Service can be found [here](#).





# NO SMOKING

No smoking indoors or within 25 feet of doors & windows  
This includes any substance you might enjoy :)

Cigarettes smoked away from the cabins may be disposed of in the  
marked yellow bins. Please do not litter!

Disregarding these rules will result in an automatic fine.

# Local Bests



## Local Juice

- Owned by our lovely & talented friend, Gisela
- Downtown

## Mad Priest Coffee

- Rebel spirit
- Downtown

## Milk & Honey

- Positive energy abounds!
- Northshore

## Aretha Frankenstein's

- The BEST pancakes
- Call to make sure no line
- Northshore

## Bluegrass grill

- Wonderful locals
- Popular breakfast spot
- Downtown

## Boathouse

- Seafood & views of the Tennessee Riverr
- North of downtown

## Old Man Rivers

- Local chef & his crew making killer foods & drinks in an old house
- Bottom of Suck Creek Road

## Slick's Burger Bar

- Casual, order at the counter
- Downtown

## State of Confusion

- Never-fail with great food & better atmosphere for whole family
- Downtown



## Bread & Butter

- Pastries & loaves
- Red Bank

## Niedlov's

- Sit down & stay awhile
- Downtown



## Real Roots Cafe

- Great local family
- Northshore

## Sluggo's

- Northshore



## Bitter Alibi

- Cozy, near UTC
- Downtown

## Boneyard Bar

- Fun vibe
- Downtown

## Clever Alehouse

- Great food
- Red Bank

## Hair of the Dog Pub

- Casual people-watching
- Downtown

## Naked River Brewing

- Good spot to take kids/pets
- Downtown by skate park

## Pickle Barrel

- Funk-lover's & people-watcher's paradise
- Top pick - strict over-21
- Downtown



## Yummy Thai

- Want the best nearby takeout? Only go to the food truck
- Red Bank



## Sitar Indian

- Great, especially for lunch buffet
- Downtown



## Crust Pizza

- Take-out window!
- Red Bank

## Southside Pizza

- So good!
- Downtown



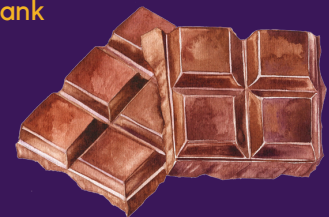
## Alleia

- Awesome Italian
- Downtown



## SABOR

- Central American & Asian a-la-carte fusion (informal)
- Order at the counter
- Red Bank



## Hot Chocolatier

- Artisan chocolates made before your eyes
- Downtown



## Clumpie's Ice Cream

- Local Treasure
- Several locations around downtown/northshore

# To-Dos

Visit Chattanooga has fantastic itineraries which we cannot top.

Check them out [here](#).

However, our top *heck-yeah* recommendations are:



## History Deep Dives

- Read up on the history of the Cherokee Nation & the Trail of Tears. Walk along **The Passage** at the Aquarium (and go inside the Aquarium because it lives up to the hype).
- Take a ride up the **Incline Railway** and visit the **Battles of Chattanooga** to see a reenactment of cannon fire. Take in the significance of Chattanooga to the end of the Civil War.

## Local Events

<https://noogatoday.6amcity.com/events#/>

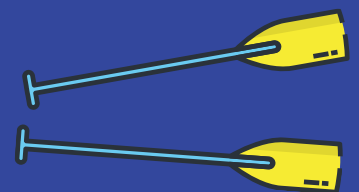


## Stroll

- Walk the **Walnut Street** pedestrian bridge. Window shop around northshore's **Coolidge Park** & pick up a rental bicycle by the aquarium to see downtown.
- Park near the intersection of Market & Main streets. Wander - **most shops are locally-owned** by great people.

## Hike!

- Trails at **Talking Water**.
- Trails in **Prentice Cooper** (especially Snooper's Rock).
- **Sunset Rock** via Craven's House.
- **Rainbow Lake** on Signal Mtn (swing by Pruetts's Grocery to make a picnic!)



Kayak, Rent a Pontoon, Swim!  
We are truly River City